



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: January, 2015

www.nola.gov/opa



Office of Performance and Accountability

Agenda

- Intake
- Inspections
- Hearings
- Demolitions
- Lot Clearing
- Code Lien Foreclosures and Sheriff's Sales
- Commercial Properties Update
- Reinvestment



INTRODUCTION



Purpose and Scope

Purpose: The Landrieu Administration developed a strategic framework to map out the City's overall direction. The framework links services, programs, strategies, objectives, and goals to the City's mission, values, and vision, and incorporates performance measures to assess performance.

In BlightSTAT, City leaders and managers review key performance results related to the Mayor's strategy to reduce blighted properties by 10,000 by the end of 2014. In order to improve results, City leaders and managers review and assess progress achieved, overall trend data, and the likelihood of meeting performance targets. For programs at risk of not meeting targets, leaders and managers identify prospects and tactics for performance improvement, and make adjustments to operational plans as needed. To account to citizens and Councilmembers for the spending of resources provided, BlightSTAT meetings are open to the public.

Scope: BlightSTAT focuses on the Citywide, cross-departmental issue of blight. BlightSTAT does not focus on performance managed in other STAT programs or initiatives, nor does it include in depth discussions of complaints about specific locations.

Questions and Comments: Index cards are available to the public at the sign-in table, which can be used to submit questions and comments or to report specific issues. Throughout the meeting, completed cards will be reviewed. General questions and comments may be discussed by the group and specific issues will be assigned to departments.



City Strategic Framework

Mission

The City of New Orleans delivers excellent service to its citizens with courage, competence and compassion.

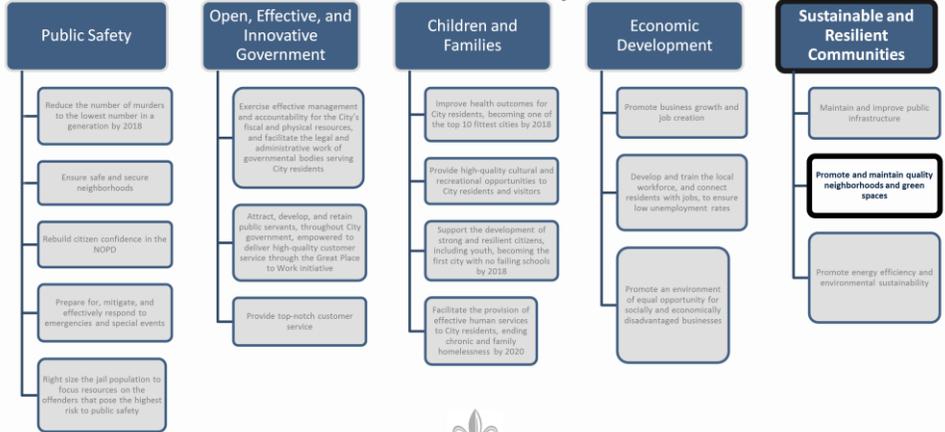
Values

Integrity, Excellence, Transparency, Teamwork, Responsiveness, Innovation, Diversity and Inclusion

Vision

New Orleans is a model city. We are a unified city. We are a creative city.

Result Area Goals and Objectives



Strategic Framework

Goal: Support sustainable communities that integrate quality housing, transportation, schools, commercial development, energy efficiency, parks and green space, flood protection and cultural assets.

Objectives and Strategies	Outcome Measures
<p>Maintain and improve public infrastructure</p> <ol style="list-style-type: none"> ★ Maintain and improve road surface infrastructure, including implementation of Recovery Roads program and Sewerage and Water Board water and sewer line replacement Consistently implement Complete Streets philosophy in streets investments ★ Effectively administer the City's capital improvements program to include significant investments in parks, playgrounds, libraries, community centers, and public safety facilities ★ Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods, including implementation of the Urban Water Plan ★ Expand transportation options for residents to encourage mass transit, including bus and streetcar development, and bike sharing 	<ul style="list-style-type: none"> Percent of citizens rating condition of streets good or very good Mean travel time to work Percentage of workers commuting to work by means other than driving alone Percent of citizens rating drainage/flood control good or very good Percent of citizens rating public transportation good or very good Percent of citizens rating traffic congestion good or very good
<p>Promote and maintain quality neighborhoods and green spaces</p> <ol style="list-style-type: none"> ★ Maintain current strategies and launch new strategies for blight Provide access to quality, affordable, secure housing Provide effective sanitation services to residents and businesses Protect and preserve parks and other green spaces Regulate land use to support safe, vibrant neighborhoods and preserve historic properties ★ Enhance access and use of the riverfront area to improve the quality of life of riverfront neighborhoods including development of Crescent Park and other public green spaces along the Mississippi River ★ Implement plans to spur investment along the Claiborne Corridor including Choice neighborhoods investments in the greater Iberville/Tremé neighborhood ★ Develop an implementation strategy for the next phase of the Lower 9th Ward ★ Bring transformational commercial redevelopment projects to underserved neighborhoods, such as New Orleans East ★ Develop and implement a master plan for lakefront communities, including West End and the Municipal Yacht Harbor ★ Implement the Comprehensive Zoning Ordinance ★ Improve commitment to monitoring and enforcing environmental health 	<ul style="list-style-type: none"> Percent of parcels in fair or good condition Percent of citizens rating control of trash and litter / trash pickup good or very good ParkScore (based on acreage, service and investment, and access) Percent of citizens rating zoning good or very good Percent of households paying more than 30% of income on housing
<p>Promote energy efficiency and environmental sustainability</p> <ol style="list-style-type: none"> Restore the City's marshes and coastline Promote green energy and other sustainability measures Remediate brownfields, lead, and other environmental hazards ★ Replace and repair streetlights with energy efficient technology ★ Develop and implement a resiliency master plan under the direction of a Chief Resiliency Officer ★ Promote recycling ★ Develop an effective solid waste management plan and implement new strategies in order to increase the services available to residents 	<ul style="list-style-type: none"> Percent of days with healthy air quality Number of health based drinking water violations Number of certified green buildings Number of land acres in Orleans Parish Percent of City's streetlight network retrofitted with LED technology



Overview of the Blight Reduction Process

311



1. INTAKE AND INPUT



2. INSPECT



3. RESEARCH



4. NOTICE



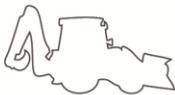
SHERIFF'S SALE



COMPLIANCE



5. HEAR



DEMOLITION



JUDGMENT



LOT CLEARING

7



BlightSTAT January, 2015

311

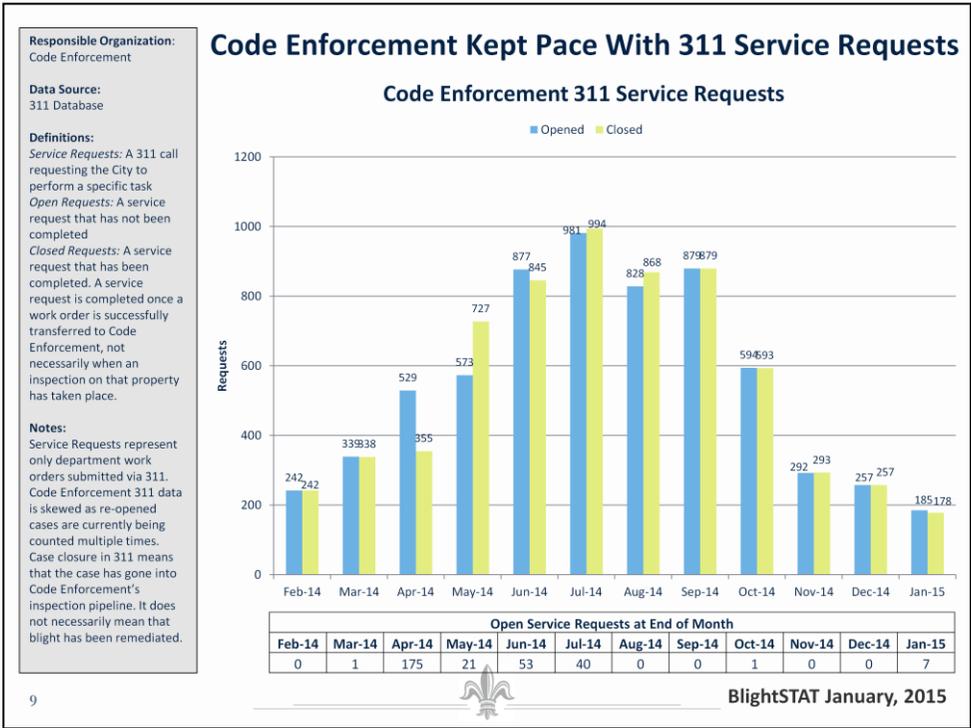


(OR)



INTAKE



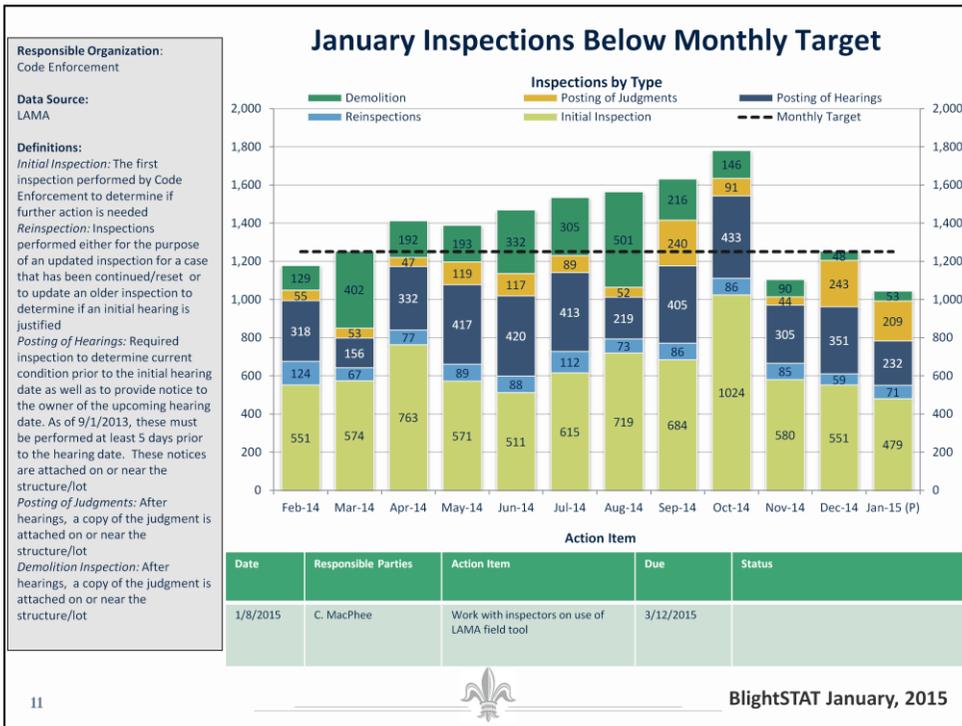


The decrease in 311 calls is due to regular seasonal variation. 311 calls decrease in the cooler months due to fewer complaints about overgrown grass.



INSPECT





Inspections were lower than usual due to temporary staff shortages.

Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

New Cases:
Any case that is opened after January 1st, 2013

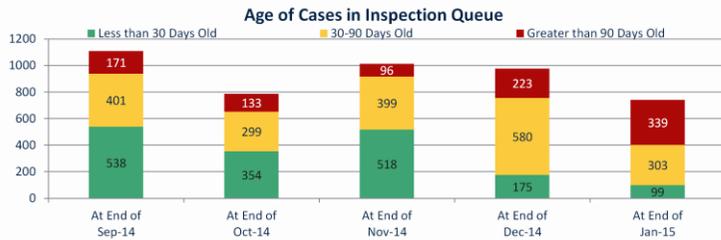
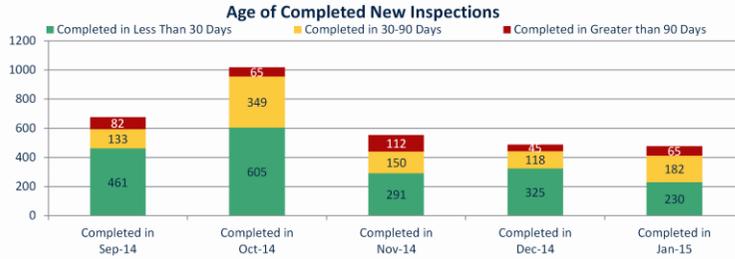
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Queue: The list of all new cases awaiting inspection

Key:

- On Target
- ▲ Within 10% of Target
- ◆ Off Target

Average of 44 Days to Complete New Initial Inspections in January



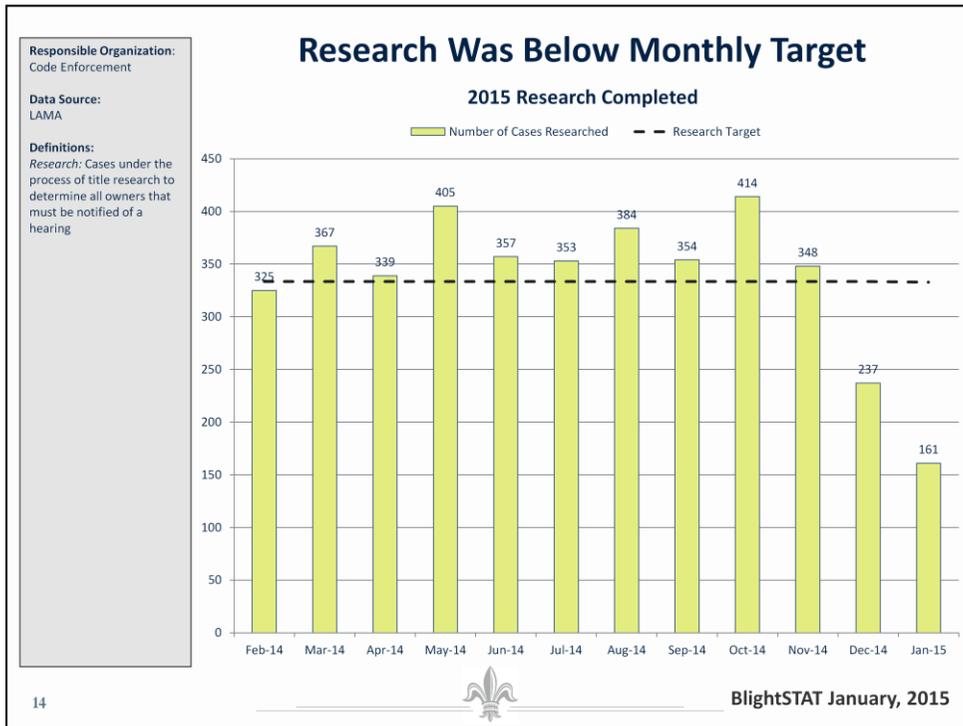
Measure	2015 YTD Actual	2015 Target	Status
Average number of days to complete a new, initial inspection request	44	≤30	◆





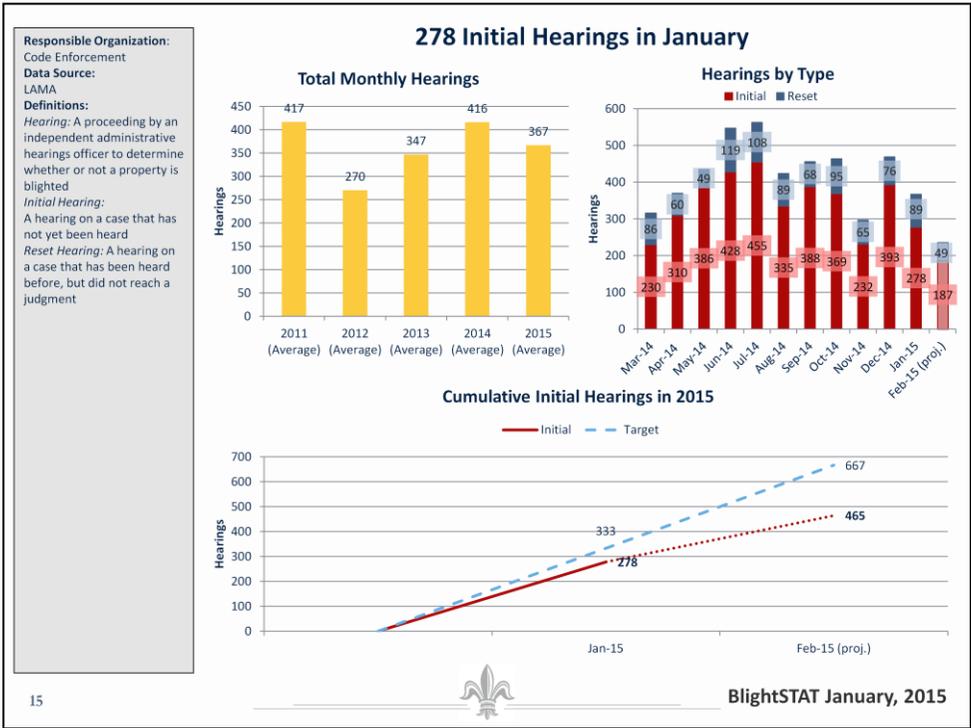
HEAR



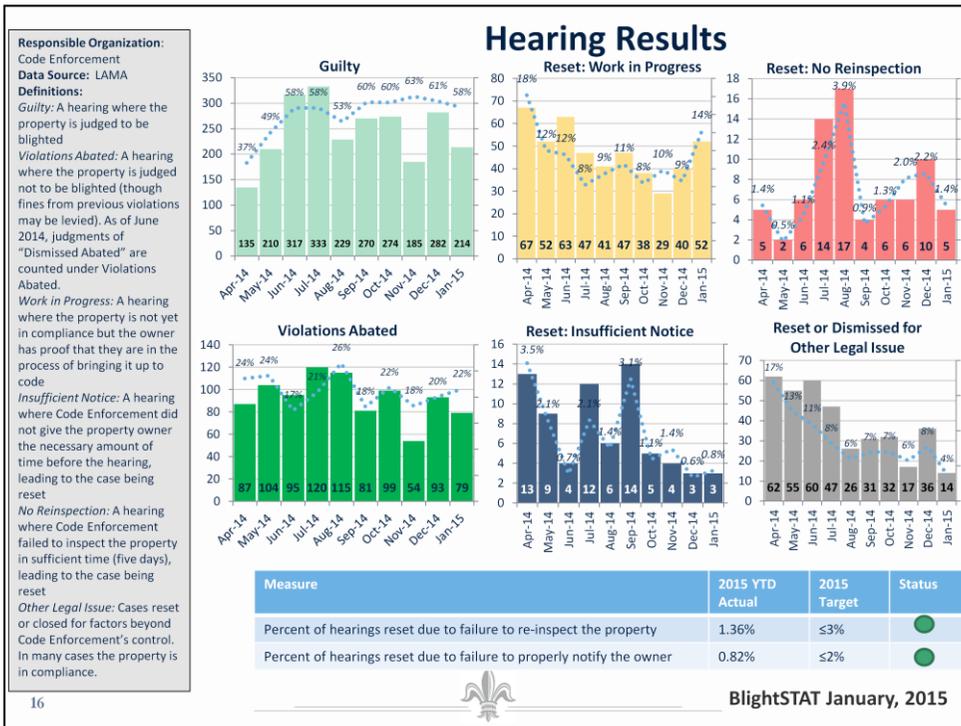


Research was low in January due to temporary staff shortages throughout Code Enforcement, requiring researchers to fulfill other duties. Research is expected to increase in 2015 due to an increase in staffing levels.

Currently, Code Enforcement has 4 full-time researchers and 3 staff members working on research part-time. The unit has had some staff turnover but anticipates maintaining consistent levels of research. Code Enforcement also has funding to hire 3 new researchers. Code Enforcement is working with Civil Service to hire these new employees.



With the addition of new research staff, Code Enforcement anticipates that they will surpass their 2015 hearings target.



The 3 hearings reset due to insufficient notice involved a technical training issue that has since been resolved.

The Number of Properties Brought Into Compliance Exceeded the Monthly Target

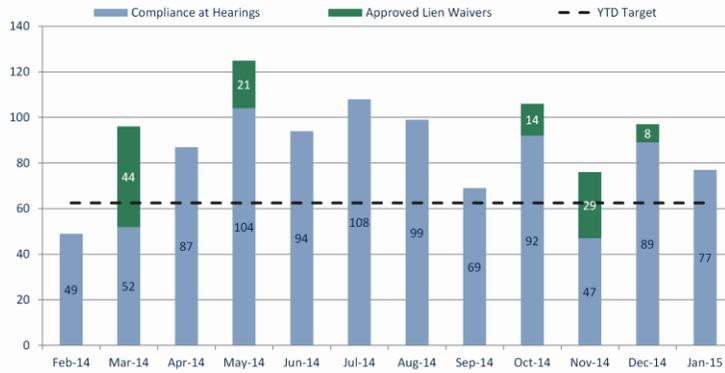
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)
Approved Lien Waivers: When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:
Properties with a Judgment of Dismissed Abated are not counted in this measure

Number of Properties Brought into Compliance



Action Item

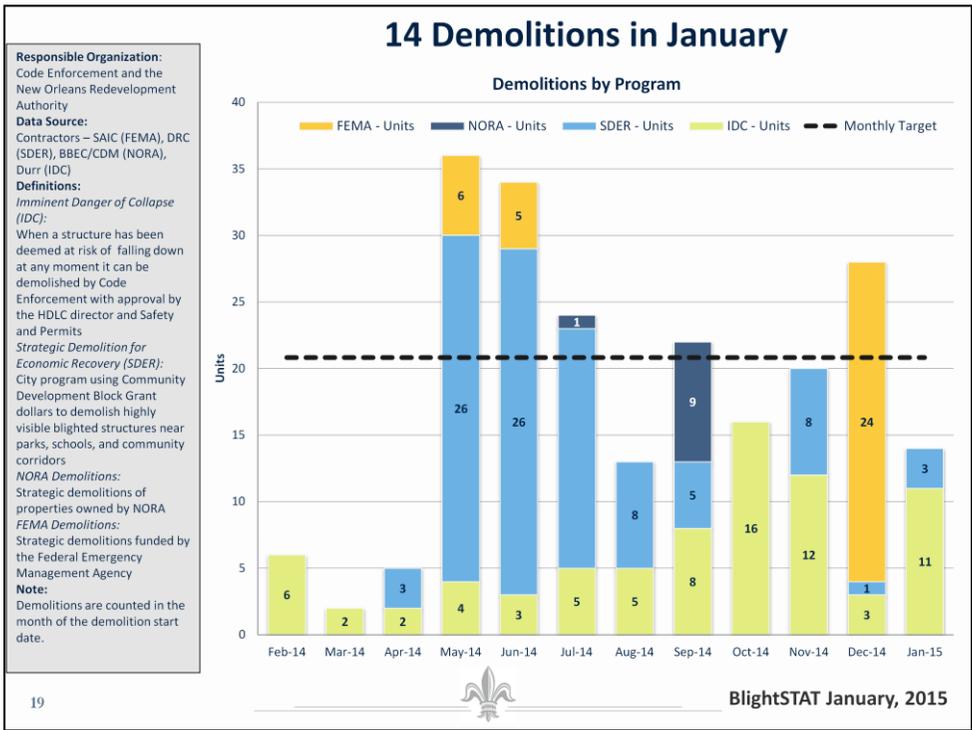
Date	Responsible Parties	Action Item	Due	Status
8/14/2014	P. Bascos	Flag properties that have lien waiver applications in LAMA and BlightStatus	9/11/2014	This flag has been added in LAMA. Code Enforcement is working to ensure that old cases with a lien waiver application are all flagged.



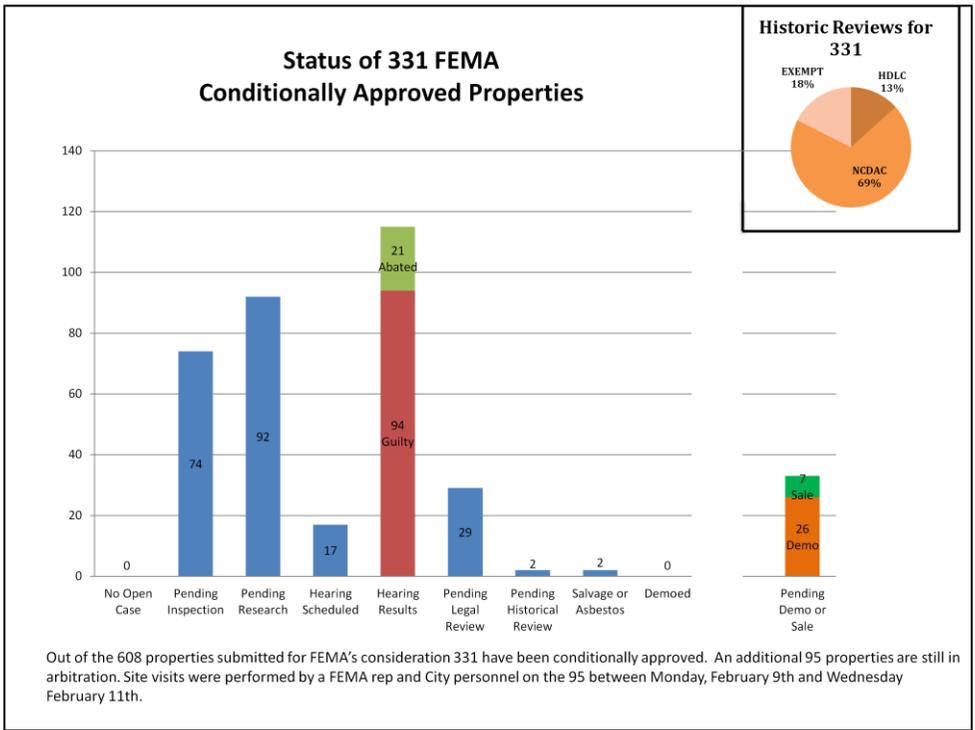


DEMOLITION





Code Enforcement anticipates that demolitions using FEMA funding will begin again in March, and that the number of strategic demolitions will increase in February.

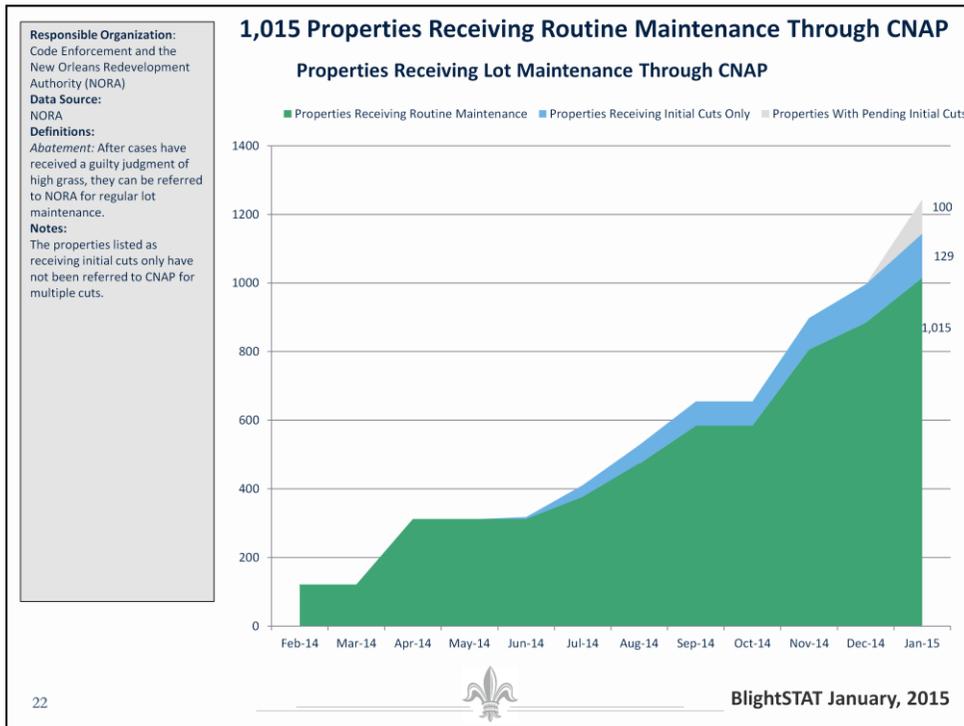


The 331 properties that have been conditionally approved by FEMA will not necessarily move to demolition. Many will come into compliance at hearing and others will be flagged for sale by Code Enforcement.



LOT CLEARING





After reviewing guilty judgments to determine the correct abatement strategy, Code Enforcement refers all vacant lots with guilty judgments for maintenance through CNAP. In addition, these properties are either sent concurrently to lien foreclosure or, if Code Enforcement does not think the property will sell, maintained until conditions become more favorable for a sale.

431 Properties In Chapter 66 Program

Responsible Organization:
Chief Administrative Office and Code Enforcement

Data Source:
Chief Administrative Office

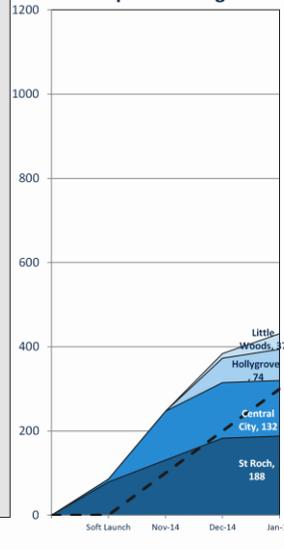
Definitions:
Chapter 66:
The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.

Soft Launch:
The Chapter 66 pilot period from July through October. No targets were set for this period.

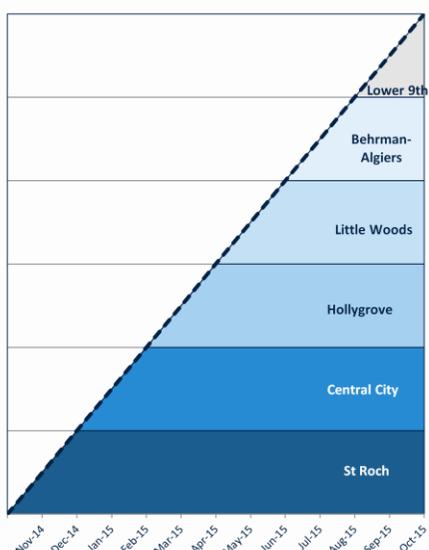
Routine Maintenance:
Properties that have gone through the intake process receive regular maintenance cuts every 30 days (after Initial Cut).

Voluntary Compliance:
No violations were found on the property at the time of reinspection, or when maintenance crew arrives for Initial Cut. If violations have been abated, no services are performed. Properties brought into compliance after reinspection may be monitored for continued compliance.

Number of Lots in Chapter 66 Program



Chapter 66 Original Projection



The Chapter 66 lot maintenance program expanded ahead of the original projection through December, and slowed down its rate of inspections to allow the lot maintenance vendor to catch up with the new properties.

265 Properties In Compliance or Maintained by City Through Chapter 66 Program

Status of Lots in Chapter 66 Program
(By Month of Initial Inspection)

Responsible Organization:
Chief Administrative Office and Code Enforcement

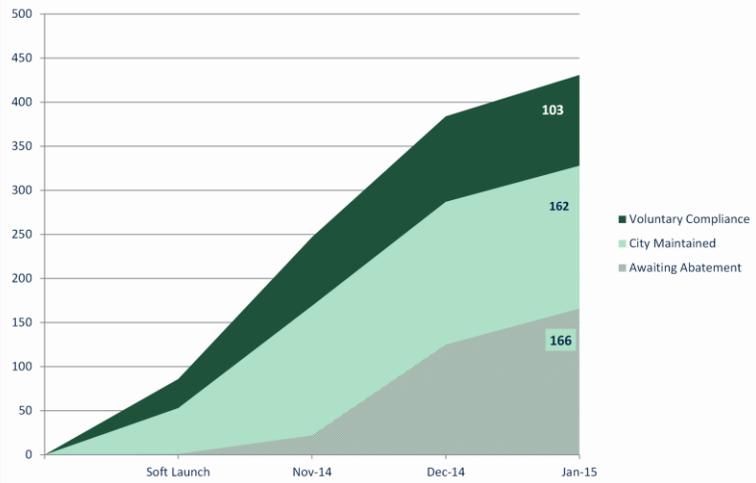
Data Source:
Chief Administrative Office

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Note: The number of properties that are City Maintained was revised in January 2015.



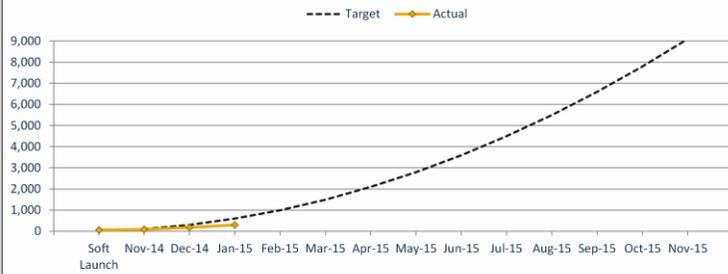
304 Cuts Through Chapter 66 Program

Responsible Organization:
Chief Administrative Office and Code Enforcement

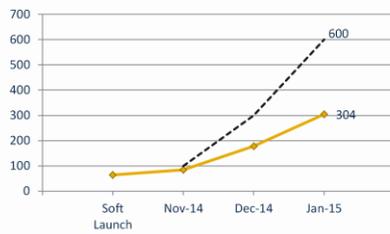
Data Source:
Chief Administrative Office

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Cumulative Cuts - Program Projection



Target and Actual Cumulative Cuts



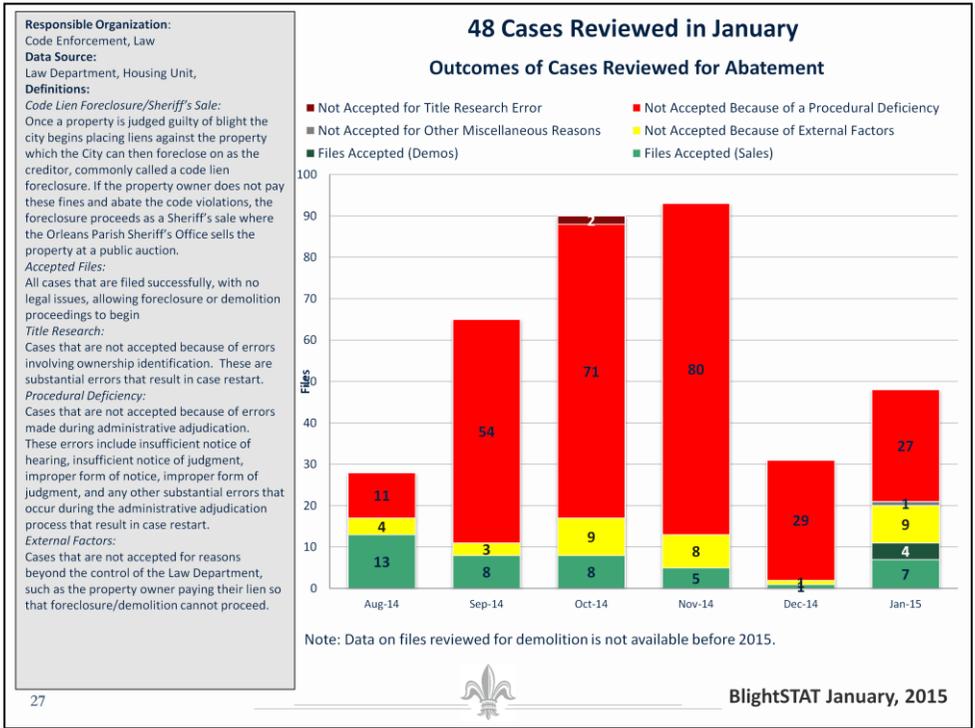
Note: In addition to the above cuts, 134 lots have been referred for initial maintenance.





CODE LIEN FORECLOSURES AND SHERIFF'S SALES





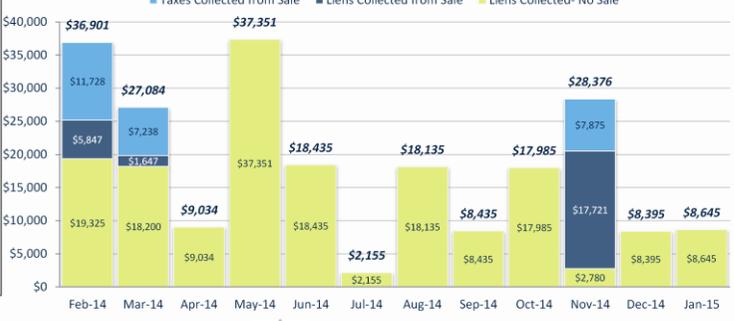
The number of cases reviewed is anticipated to increase significantly in February. Code Enforcement is currently working with the Law Department to bring on up to 2 new attorneys to review cases, making a total of 4 attorneys, which will increase the number of cases that can be reviewed.

Responsible Organization:
Code Enforcement
Data Source:
Law Department, Housing Unit
Definitions:
Code Lien Foreclosure/Sheriff's Sale:
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

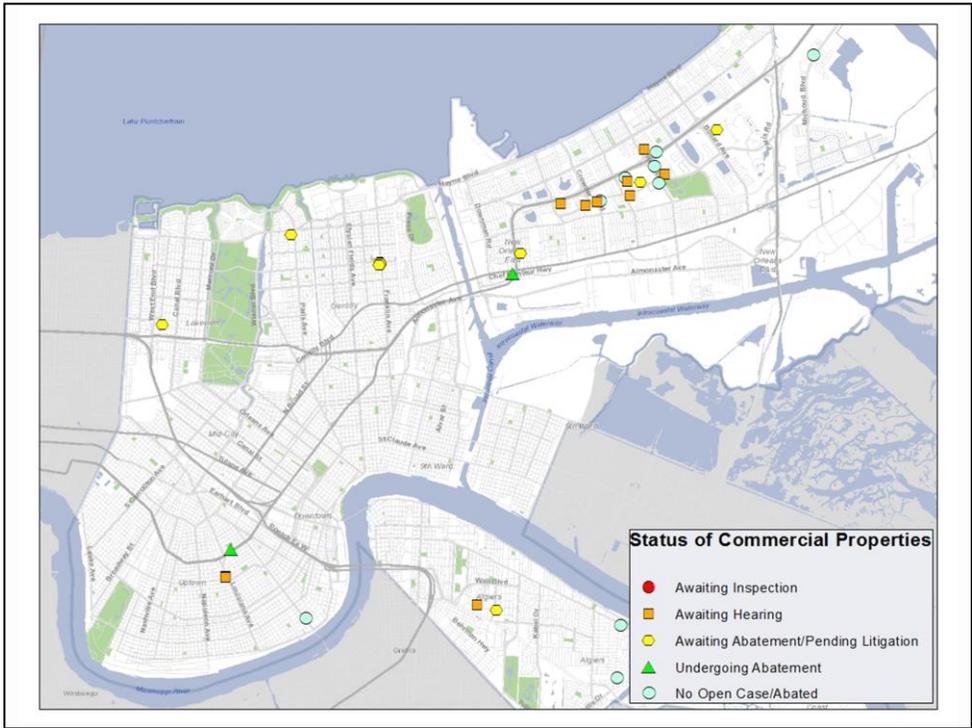
2 Sales In January Sheriff's Sale Results



Proceeds from Sheriff's Sales and Liens Collected Prior to Sale



Writs for the properties that were sold in January were filed in August.



<i>Awaiting Hearing</i>		
Address	Status as of 2/10/2015	Status as of 1/6/2015
10112-16 Plainfield Dr.	Case restarted to add adjacent property owned by the same party 3/3/15.	Approved for lien foreclosure Sept. 2014.
8500 Lake Forest (abandoned gas station)	Case restarted due to a procedural deficiency. Now scheduled for 2/25/15.	Approved for lien foreclosure Sept. 2014.
6880 Parc Brittany Blvd.	Case is awaiting research	Case is awaiting research.
8501 Lake Forest Blvd	Hearing set for 2/18/15.	Hearing set for 2/18/15.
2520 Louisiana	Hearing set for 2/11/15.	Hearing set for 2/11/15.
3403 Freret	Hearing set for 2/11/15.	Hearing set for 2/11/15.
9660 Lake Forest (strip mall)	Hearing set for 2/11/15.	Hearing set for 2/11/15.
3010 Sandra Place (Crescent City Gates)	Hearing set for 2/11/15.	Hearing set for 2/11/15.

<i>Awaiting Abatement</i>		
Address	Status as of 2/10/2015	Status as of 1/6/2015
6001 Bullard (old Schwegmann's)	Property received guilty judgment on 2/4/15.	Hearing set for 2/4/15.
4402 Reynes	Property received guilty judgment on 2/4/15.	Hearing set for 2/4/15.
5300 Franklin	Property received guilty judgment on 2/4/15.	Hearing reset for 2/4/15 due to work in progress by owner.
5328 Franklin	Property received guilty judgment on 2/4/15.	Hearing reset for 2/4/2015 due to work in progress by owner.
10101 Lake Forest	Property received guilty judgment on 12/17/14.	Property received guilty judgment on 12/17/2014.
6700 Plaza	Property received guilty judgment on 12/17/14.	Property received guilty judgment on 12/17/2014.

<i>Abatement Strategy Reached</i>		
Address	Status as of 2/10/2015	Status as of 1/6/2015
2713 S. Claiborne Ave.	Property received guilty judgment on 9/30/14. Writ will be filed by the close of this month.	Approved for lien foreclosure Nov. 2014.
6324 Chef Menteur	Writ is filed for property to be given a sale date. Over half a million in daily fees on property.	Approved for lien foreclosure Nov. 2014.



<i>Pending Litigation</i>		
Address	Status as of 2/10/2015	Status as of 1/6/2015
5951 Milne (Lakeview School)	Property received guilty judgment on 12/17/14. An appeal has been filed.	Property received guilty judgment on 12/17/2014
1532 Robert E. Lee	Property received guilty judgment on 10/1/14. Owner is appealing judgment.	Property received guilty judgment on 10/1/14. Owner is appealing judgment.
3 Dreux Ave.	Property received guilty judgment on 10/22/14. Owner is appealing judgment.	Property received guilty judgment on 10/22/14. Owner is appealing judgment.
38884 Dreux Ave.	Property received guilty judgment on 10/22/14. Owner is appealing judgment.	Property received guilty judgment on 10/22/14. Owner is appealing judgment.
5324 Franklin	Property received guilty judgment on 10/22/14. Owner is appealing judgment.	Property received guilty judgment on 10/22/14. Owner is appealing judgment.
5332 Franklin	Property received guilty judgment on 10/22/14. Owner is appealing judgment.	Property received guilty judgment on 10/22/14. Owner is appealing judgment.
6601 Plaza/5700 Read (Grand Theatre)	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
2646 Westbend Parkway	Property received guilty judgment on 6/3/14 (pending litigation/settlement negotiations).	Property received guilty judgment on 6/3/14 (pending litigation/settlement negotiations).

<i>Abated</i>		
Address	Status as of 2/10/2015	Status as of 1/6/2015
5650 Read	Hearing held 12/17/14 conditions on property were abated by owner; case dismissed 12/17/14.	Hearing held 12/17/14 conditions on property were abated by owner; case dismissed 12/17/14.
4300 Sullen	Private demolition held on 1/7/14. Property under HUD control.	Private demolition held on 1/7/14. Property under HUD control.

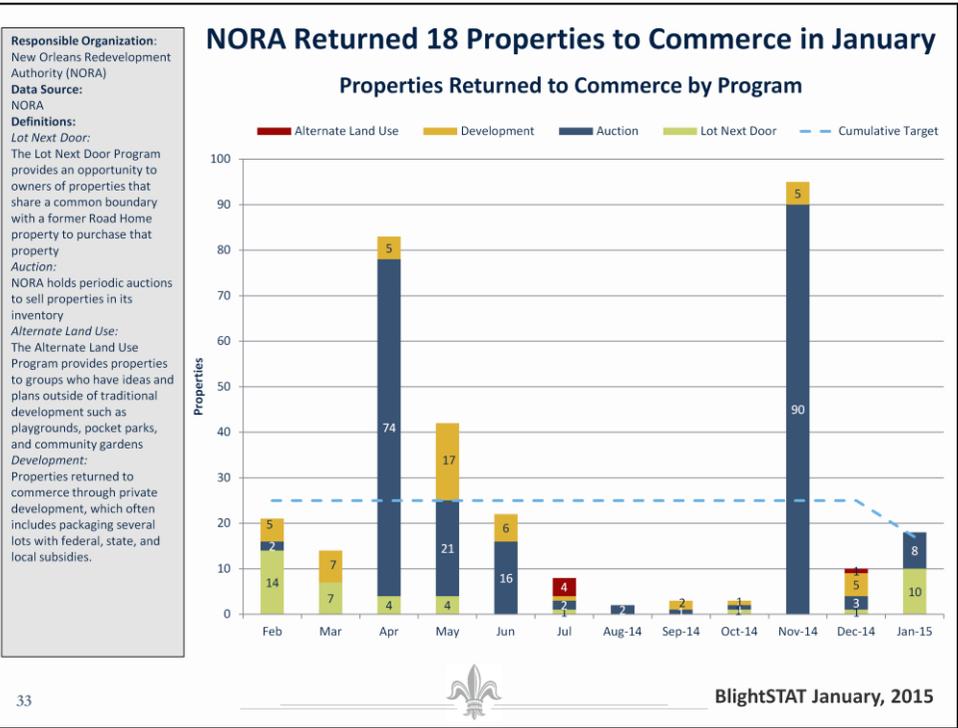
<i>No Open Case, Code Enforcement Monitoring</i>		
Address	Status as of 2/10/2015	Status as of 1/6/2015
2800 Sullen	Property received guilty judgment on 5/13/14. Re-inspection on 10/31/14 shows work in progress; Code Enforcement will continue to monitor.	Property received guilty judgment on 5/13/14. Re-inspection on 10/31/14 shows work in progress; Code Enforcement will continue to monitor.
23804 Read (5851 Read)	Consent judgment has been signed. CEHB will monitor.	Consent judgment has been signed. CEHB will monitor.
8580 Lake Forest (parking lot)	Property is being maintained. CEHB will monitor.	Property is being maintained. CEHB will monitor.
6800 Plaza	Property is secured. CEHB will monitor.	Property is secured. CEHB will monitor.
609 Jackson	Lien paid and property sold. CEHB is in communication with owners and monitoring the condition of the property.	Closing occurred on 10/21/2014. Property owner reached maintenance agreement with the City.
55195 Michoud (Six Flags)	City is working with manager.	City is working with manager.
10301 I-10 W. Service Road	Owners complied with 2013 judgment. CEHB monitoring.	Complied with fees due.



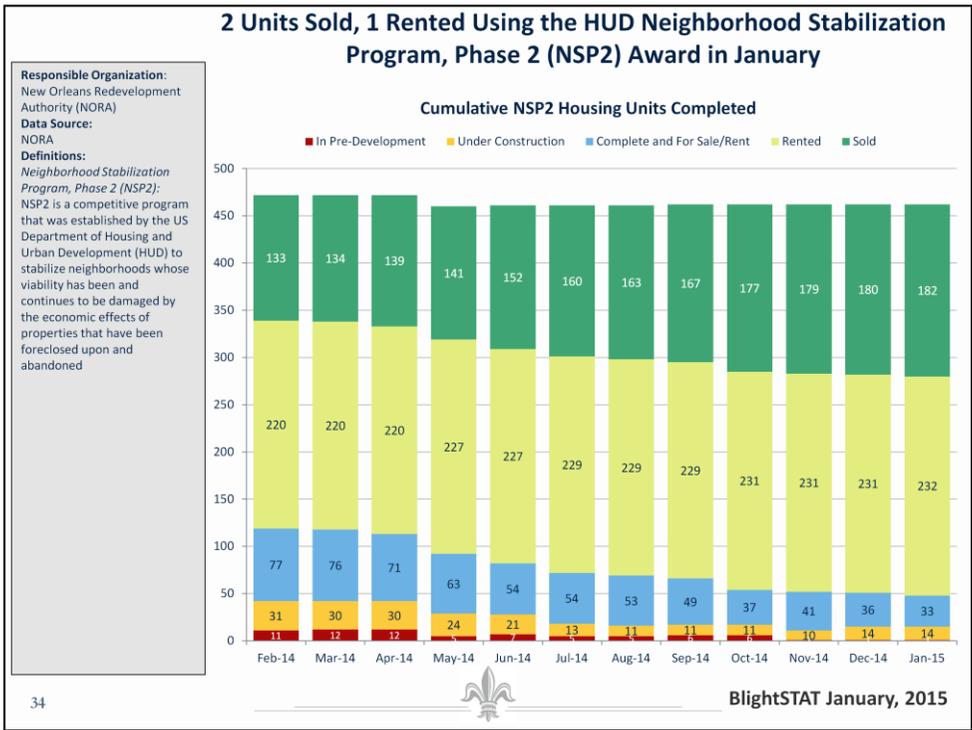
In order to build their case against the properties that are pending litigation, Code Enforcement is continuing to inspect these properties to ensure that the owner is not working to bring them up to code.

REINVESTMENT





NORA has an auction scheduled for March 28.



The closeout date for the NSP2 program is in September 2015.

Responsible Organization:
Office of Community Development (OCD)

Data Source:
OCD

Definitions:
Rental Housing Program: This program provides quality, affordable rental housing for low-income families
Homeownership Development Program: This program allows development organizations to apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce an affordable home for a low-income family
Owner-Occupied Rehabilitation Program: This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.
Soft Second Mortgage Program: This program provides down payments and closing costs subsidies to first-time homebuyers.

The Office of Community Development Completed 12 Units in January

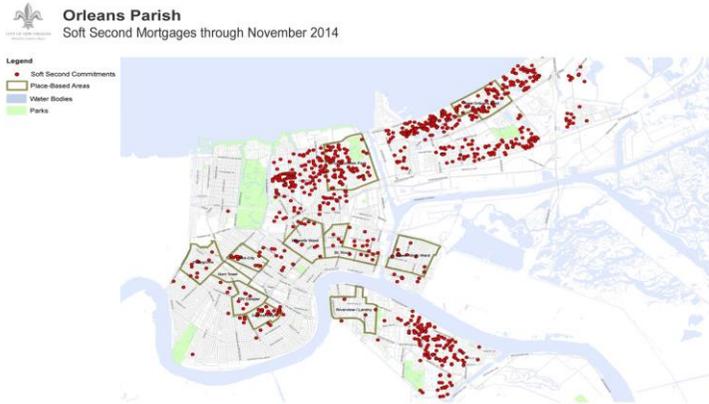


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906 Commitments Made Through the Soft Second Program



Key Performance Indicators	2012 Actual	2013 Actual	2014 Actual	2015 YTD Actual	2015 Annual Target	% 2015 Target Achieved (8% of Year Lapsed)
Number of affordable rental units developed	195	98	167	4	≥125	3.2%
Number of housing units developed through Homeownership Development Program	22	11	0	3	≥20	15%
Number of housing units assisted through the Owner Occupied Rehab Programs	119	79	63	5	≥75	6.7%

